

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

ASSIGNEE'S SALE OF VALUABLE REAL ESTATE

By virtue of the power and authority contained in the mortgage executed by James A. Watts and Jane L. Watts, his wife, dated July 21, 1954, to Lawrence K. Franklin, being recorded among the Land Records of Frederick County, Maryland in Liber 569, Folio 178; default having occurred in the aforesaid mortgage, said mortgage having been assigned to C. Clifton Virts, who will offer at public auction, at the Court House Door, in Frederick City, Frederick County, Maryland on

FRIDAY, SEPTEMBER 23, 1961
at 11:00 o'clock A. M.

all that tract of land situate, lying and being along or near the State Road leading from Frederick to Washington, formerly known as U. S. Route 240, in Urbana District, Frederick County, State of Maryland, and being more particularly described as follows: Beginning for the same at the end of 18.30 feet on the first line of a conveyance from Arva L. May, unmarried, to Lawrence K. Franklin, by a deed dated July 26, 1947, and recorded in Liber 444, Folio 205, one of the Land Records of Frederick County, Maryland, then with the remainder of the said first line S. 29 degrees 45' W. 245.00 feet to a point at the end of said first line, then with a part of the second line of the above mentioned conveyance, S. 38 degrees 24' W. 301.22 feet to an iron pipe on said second line, then leaving said second line and crossing over the above mentioned, so as to include a part thereof, N. 36 degrees 02' W. 384.59 feet to an iron pipe, then N. 40 degrees 53' E. 574.80 feet to an iron pipe, said pipe being the place of beginning, containing 102,081.93 square feet or 2.33 acres of land, improved with a white frame dwelling, with composition roof, containing a living room with dining area, bedroom, kitchen, bath, full attic and full basement, having electricity and central oil heat.

For title reference see deed dated July 21, 1954 from Lawrence K. Franklin and Doreen Franklin, his wife, unto James A. Watts and Jane L. Watts, his wife, recorded in Liber 568, Folio 43, one of the Land Records of Frederick County, Maryland.

TERMS OF SALE: A deposit of 10% will be required of the purchaser or purchasers on the day of sale, the balance to be paid at the time of settlement which shall be upon final ratification of the sale by the Circuit Court for Frederick County, Maryland. This property is being sold subject to a first mortgage dated July 21, 1954 from James A. Watts and Jane L. Watts, his wife, unto William J. Long and Olive S. Long, his wife, recorded in Liber 569, Folio 174, one of the Land Records of Frederick County, Maryland.

State and County taxes and other public charges assessed against the property will be adjusted as of the date of final settlement. All costs of conveyancing, including Federal and State stamps required for the deed shall be borne by the purchaser or purchasers.

C. CLIFTON VIRTS, Auctioneer
C. Clifton Virts, Attorney
Nutt & Nutt, Auctioneers
Sept. 1, 8, 15

Frederick, Md. Sept. 29, 1961

This is to certify, That the annexed assignment of mortgage was published in the News-Post, a newspaper published in Frederick County, once a week for two successive weeks prior to the 22nd day of September, 1961.

THE NEWS-POST

Per _____

C. Clifton Virts
ATTORNEYS AT LAW
FREDERICK, MARYLAND

EXHIBIT NO. "2"